



On September 12, 2025, the County received notice that a decision was made by the Minister to approve, with 79 modifications, the Perth County Official Plan, as adopted by By-law 4003-2024. Accordingly, the Perth County Official Plan is now in effect. A summary of the 79 modifications are provided below:

- Modifications 4, 5, 6, 17, and 20 incorporate Site-Specific policies that were approved through OPA’s following County Council approval of the Official Plan in October 2024.
- Modifications 9, 11 – 15, 30, and 33 include policy changes to discourage non-compatible uses within the Agricultural Designation, further align policies for permitted uses and existing uses, including housing for farm workers, with those of the PPS, and clarify permissions for lot creation in the Agricultural area.
- Modifications 16 – 19 clarify permissions for mineral aggregate extraction.
- Modification 3 and 32 ensure sufficient development capacity.
- Modifications 1, 2, 8, and 36 – 37 update references to Provincial Acts and Legislation.
- Modifications 7, 10, 31, 38 – 43 include grammatical changes, modifications to section references, wordsmithing, and changes to defined terminology within the Official Plan to ensure alignment with the PPS.
- Modifications 21 – 29, 34 - 35, and 44 – 45 surround the identification of the Natural Heritage designation within settlement areas and a Natural Heritage Features overlay outside of settlement areas and the modification in terminology from ‘Natural Environment’ to ‘Natural Heritage’ to align with terminology used in the Provincial Planning Statement (PPS).
- Modifications 46 – 79 include changes to the Official Plan schedules and appendices to appropriately illustrate the ‘Natural Heritage’ designation, located within settlement areas, the Natural Heritage Features Overlay, located outside settlement areas, and the adjacent lands, as defined by the PPS and the Natural Heritage Reference Manual.

The 79 modifications have been compiled into the final County Official Plan, which can be found on the County’s ‘Official Plan & Maps’ webpage. County Staff will bring a report to both County Council and local Councils in early October to provide a complete summary of changes. Individuals are encouraged to visit the following webpages for further information on the Perth County Official Plan:

- Official Plan Project Webpage: [www.perthcounty.ca/NewOP](http://www.perthcounty.ca/NewOP)
- Approved Official Plan Webpage: [www.perthcounty.ca/OfficialPlan](http://www.perthcounty.ca/OfficialPlan)

**For specific technical questions, please direct inquiries to Planning Staff  
[newofficialplan@perthcounty.ca](mailto:newofficialplan@perthcounty.ca) or 519-271-0531 ext 419**

## › General FAQ

### › Why a new Official Plan?

The previous County Official Plan was created in the late 1990's. Since then, policy direction from the Province has changed; most recently in the Provincial Planning Statement (PPS), 2024. The County is legislatively required to have an updated Official Plan that is consistent with the PPS. Further, as the population of Perth County is projected to grow to over 60,000 residents and reach 28,400 jobs by 2046, the County required an Official Plan that is ready to facilitate the needs of current and future residents.

### › Are the local Official Plans for Mitchell, Listowel, and Milverton still in effect?

The Perth County Official Plan replaces the previous County Official Plan and those of its lower-tier municipalities to ensure consistent provincial and local land use policy implementation across the County. By way of the Minister's decision, the previous Official Plans from the County and its lower-tiers are now repealed.

### › Did the Minister make changes to the County's Settlement Area Boundaries?

No. The Settlement area boundaries were not changed by the Minister and remain the same as the boundaries approved by County Council on October 17, 2024.

### › What changes were made to the Official Plan by the Minister?

The Minister made 79 changes to the Official Plan to address provincial legislative and policy direction related to land use compatibility, agricultural land uses and lot creation, mineral aggregate resources and operations, and natural features and areas. The complete list of 79 changes can be found within the 'Decision' document located on the Environmental Registry of Ontario here:

<https://ero.ontario.ca/notice/019-9326>

### › How does the Natural Heritage Overlay affect the usability of agricultural lands?

The underlying permissions of the 'Agricultural' designation still apply to lands within the Natural Heritage Features Overlay. Nothing in the Official Plan limits the ability of agricultural uses to continue on lands within or adjacent to lands identified as Natural Heritage Features Overlay.

### › Where can I see the Official Plan designation on my property?

The approved Official Plan designations have been added to the County's Interactive Map. Individuals are encouraged to visit the GIS Maps page on the County's website to view the applicable designation(s) on their property: [www.perthcounty.ca/GIS](http://www.perthcounty.ca/GIS) or reach out to a Perth County planner.

### › Can I appeal the approved Official Plan?

The Minister of Municipal Affairs and Housing is the final approval authority for the new Official Plan. As such, the decision is considered final and is not subject to appeal, as per Sections 17(36.5) and 17(38.1) of the *Planning Act*.